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OMB APPROVAL UNITED STATES OMB Number: 3235-0076 SECURITIES AND EXCHANGE COMMISSION Expires: May 31, 2005 Washington, D.C. 20549 Estimated average burden hours per response.. . 1 FORM D SEC USE ONLY NOTICE OF SALE OF SECURIFIES Prefix Serial PURSUANT TO REGULATION 165 **SECTION 4(6), AND/OR** DATE RECEIVED UNIFORM LIMITED OFFERING EXEMPTION Name of Offering (check if this is an amendment and name has changed, and indicate change.) Iowa Equity Fund I, L.P. Filing Under (Check box(es) that apply): [X] Rule 506 [] Section 4(6) [] Rule 504 [] Rule 505 Type of Filing: [X] New Filing [] Amendment A. BASIC IDENTIFICATION DATA Enter the information requested about the issuer 1. Name of Issuer ([] check if this is an amendment and name has changed, and indicate change.) Iowa Equity Fund I, L.P. PROCESSED Address of Executive Offices (Number and Street, City, State, Zip Code) c/o Midwest Housing Equity Group, Inc. FEB 2 8 2003 13057 West Center Road, Suite 20, Omaha, Nebraska 68144 Telephone Number (Including Area Code) THOMSON (402) 334-8899 <u>FINANCIA</u>L Address of Principal Business Operations (Number and Street, City, State, Zip Code) Same as above Telephone Number (Including Area Code) (if different from Executive Offices) **Brief Description of Business** Investments in affordable housing tax credit projects Type of Business Organization

[X] limited partnership, already formed

[] limited partnership, to be formed

[] other (please specify):

dayo

[] corporation

[] business trust

Month Year

Actual or Estimated Date of Incorporation or Organization: [0 2] [0 2] [x] Actual [] Estimated Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbreviation for State: CN for Canada; FN for other foreign jurisdiction) [1] [A]

GENERAL INSTRUCTIONS

Federal:

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C. 77d(6).

When to File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address. Where to File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549.

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

State:

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix in the notice constitutes a part of this notice and must be completed.

A. BASIC IDENTIFICATION DATA

- 2. Enter the information requested for the following:
 - Each promoter of the issuer, if the issuer has been organized within the past five years;
 - Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of,
 10% or more of a class of equity securities of the issuer;
 - Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and

partners of pa	rtnership issuers; a	and			
 Each general 	and managing par	tner of partners	ship issuers.		
Check Box(es) that Apply:	[x]Promoter [X] Beneficial Owner	[] Executive Officer	[] Director	[x] General and/or Managing Partner
Full Name (Last name lowa Equity Fund					
Business or Residence c/o Midwest House 13057 West Center	sing Equity Gre	oup, Inc.		·	
Check Box(es) that Apply:	[] Promoter []	Beneficial Owner	[X] Executive Officer	[X]Director	[] General and/or Managing Partner
Full Name (Last name James K. Rieker	first, if individual)				
Business or Residence 13057 West Center	•			•	
Check Box(es) that Apply:	[] Promoter [] Beneficial Owner	[X] Executive Officer	[] Director	[] General and/or Managing Partner
Full Name (Last name Renie Neuberger	first, if individual)				
Business or Residenc 6151 Thornton Av	•		•	de)	
Check Box(es) that Apply:	[] Promoter [] Beneficial Owner	[] Executive Officer	[X]Director [] General and/or Managing Partner

Full Name (Last name first, if individual)

Christine Hensley

Business or Residence 801 Grand Avenu	•				10				
Check Box(es) that Apply:	[] Promoter	[]	Beneficial Owner	[] Executive Officer	[X]) Director	Į]	General and/or Managing Partner
Full Name (Last name Jon Hrabe	e first, if individual)						-	
Business or Residence P.O. Box 7271, 19	·				271				
Check Box(es) that Apply:	[] Promoter	[]	Beneficial Owner	[] Executive Officer	[X]	Director	[]	General and/or Managing Partner
Full Name (Last name John Sorensen	e first, if individual)						•••••	
Business or Residence 8800 NW 62 nd Av				v, State, Zip Code)			e e e e e e e e e e e e e e e e e e e		
Check Box(es) that Apply:	[] Promoter	[]	Beneficial Owner	[X]Executive Officer	[X]	Director	[]	General and/or Managing Partner
Full Name (Last name Richard E. Scher)							
Business or Residence 4650 South 24 th S									
Check Box(es) that Apply:	[] Promoter	[]	Beneficial Owner	[X]Executive Officer	[X]	Director]	General and/or Managing Partner
Full Name (Last name	e first, if individual)					A.C. A.C.		
Business or Residence	e Address (Numb	er ar	nd Street, City	v, State, Zip Code)					
Check Box(es) that Apply:	[] Promoter	[]	Beneficial Owner	[] Executive Officer	O	Director	[]	General and/or Managing

Full Na	ame (Las	st name	first, if in	dividual)								
Busine	Full Name (Last name first, if individual) N/A Business or Residence Address (Number and Street, City, State, Zip Code) Name of Associated Broker or Dealer States in Which Person Listed Has Solicited or Intends to Solicit Purchasers (Check "All States" or check individual States)											
	(Use	blank s	heet, or	copy a	nd use a	dditiona	al copies	s of this	sheet, a	s neces	sary.)	
				B. INF	ORMAT	ION AB	OUT OF	FERING				
		ier sold,				•					Yes []	
2. Wh	at is the	minimun						_			\$18	39.250
3. Doe	s the off	ering pe	rmit joint	owners	hip of a s	single un	it?				Yes	No
directl conne persor the na	y or indir ction wit n or ager me of th	rectly, and h sales of ht of a br e broker	y commof securitory of securitory of security of secur	ission or ies in the dealer re er. If mor	similar re e offering gistered e than fiv	emunerage. If a pewith the vector (5) pe	ation for rson to b SEC and rsons to	solicitatione listed in the distance of the listed in thel	on of pur s an ass a state of l are ass	chasers ociated or states, ociated	in list	
N/A_	·											
Busine	ess or Re	esidence	Addres	s (Numb	er and S	treet, Cit	ty, State,	Zip Coo	le)			
Name	of Asso	ciated Br	oker or l	Dealer				×4		<u> </u>		
								Purchas	ers	. [] All Si	ates
[AL] [IL] [MT] [RI]	[IN] [NE]	[IA] [NV]	[KS] [NH]	[KY] [NJ]	[LA] [NM]	[ME] [NY]	[MD] [NC]	[MA] [ND]	[MI] [OH]	[MN] [OK]	[MS] [OR]	[MO] [PA]
	ame (La	st name	first, if in	dividual))							
	ess or Re	esidence	Addres	s (Numb	er and S	treet, Ci	ty, State,	Zip Cod	le)			
Name	of Asso	ciated Br	oker or	Dealer								
								Purchas	ers	. [] All St	ates
[AL] [IL] [MT] [RI]	[AK] [IN] [NE] [SC]	[AZ] [IA] [NV] [SD]	[AR] [KS] [NH] [TN]	[CA] [KY] [NJ] [TX]	[CO] [LA] [NM] [UT]	[CT] [ME] [NY] [VT]	[DE] [MD] [NC] [VA]	[DC] [MA] [ND] [WA]	[FL] [MI] [OH] [WV]	[GA] [MN] [OK] [WI]	[HI] [MS] [OR] [WY]	[ID] [MO] [PA] [PR]

Full Na	ame (Las	st name	first, if in	dividual)	l							
According to the second	ess or Re	esidence	Address	s (Numb	er and S	treet, Cit	y, State,	Zip Coo	le)			
Name	of Asso	ciated Br	oker or [Dealer		termente males de la com-						
			n Listed F check inc					Purchas	ers		[] All S	tates
·					·							
[AL] [IL]	[AK] [IN]	[AZ] [IA]	[AR] [KS]	[CA] [KY]	[CO] [LA]	[CT] [ME]	[DE] [MD]	[DC] [MA]	[FL] [MI]	[GA [MN		[ID] [MO]
[MT]	[NE]	[NV]	[NH]	[NJ]	[MM]	[NY]	[NC]	[ND]	[OH]	[OK	[OR]	[PA]
[RI]	[SC]	[SD]	[TN]	[TX]	[UT]	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]
200000000000000000000000000000000000000	(Use	blank s	heet, or	copy ar	nd use a	dditiona	l copies	of this	sheet, a	s nec	essary.)	***************************************
	C. OFF	ERING F	PRICE, N	IUMBER	OF INV	ESTOR	S, EXPE	NSES A	ND USE	OF F	ROCEEDS	3
1. Ent	er the ag	gregate	offering	price of	securitie	s include	ed in this					
			mount al transacti									
this bo	ox " and	indicate	in the co	lumns be	elow the	amounts		•				
securi	ties offer	red for e	xchange	and alre	ady excl	hanged.	·					
						•		,	\aaroaoti	_	Amount A	Iroody
Туре	of Securi	ity		,					Aggregate fering Pri		Amount A Sold	ireauy
Debt .		••••••		••••••	•••••		•••••	\$0 \$0			\$ \$	
Equity		nmon I] Preferr	ed	************	**********		Ψ0			Ψ	
Conve		-	(includin		nts)			\$0			\$	
Partne	ership Int	terests					•••••	\$10,	000,000		\$5,500,00	0
Other Tota	(Specify al).	\$0 \$10.	000,000		\$ \$5,500,00	<u> </u>
An	swer als	o in App	endix, Co	olumn 3,	if filing ι	ınder UL	OE.	•	•			
					_							
2 Ent	er the nu	ımber of	accredit	ed and r	on-accre	edited in	vestors					
who h	ave purc	chased s	ecurities	in this o	ffering a	nd the a	ggregate					
			purchas persons					nd				
the ag	gregate	dollar ar	nount of	their pur								
⊏nter	u" it ans	swer is "i	none" or	zero."							Aggregate	
							•	Nicona	hor Inve	stara	Dollar Amo	ount
Accre	dited Inv	estors						3	Dei Inves	รเบเร	\$5,500,00	
Non-a	ccredite	d Investo	ors					0			\$0	•

Total (for filings under Rule 504 only)	\$)
Answer also in Appendix, Column 4, if filing under ULOE.		
3. If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, the twelve (12) months prior to the f sale of securities in this offering. Classify securities by type listed in Part C-Question 1.		
Type of offering Rule 505	Type of Security N/A N/A N/A N/A	Dollar Amount Sold \$ \$ \$
4. a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the issuer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and che the box to the left of the estimate.	eck	
Transfer Agent's Fees Printing and Engraving Costs Legal Fees Accounting Fees Engineering Fees Sales Commissions (specify finders' fees separately) Other Expenses (identify)Audit Fees, Misc Total]\$0 X]\$2,000 X]\$30,000]\$0]\$0]\$0 X]\$28,000 X]\$60,000
b. Enter the difference between the aggregate offering price given in Part C - Question 1 and total expenses furnished in response to Par Question 4.a. This difference is the "adjusted gross proceeds to the	rt C -	\$9,940,000
5. Indicate below the amount of the adjusted gross proceeds to the issuer used or proposed to be used for each of the purposes shown. If the amount for any purpose is not known, furnish an estimate and check the box to the left of the estimate. The total of the payments listed must equal the adjusted gross proceeds to the issuer set forth in response to Part C - Question 4.b above.		
	Payments to Officers, Directors, & Affiliates [x] \$590,000 [] \$ 0	Payments To Others []\$0 []\$0

Construction or leasing of plant buildings and facilities	[]\$0	[]\$0
Acquisition of other businesses (including the value of securities involved in this offering that may be used in exchange for the assets or securities of another issuer pursuant to a merger)	[]\$0	[]\$0
Repayment of indebtedness Working capital Other (specify):	[]\$0 []\$125,000 []\$0	[]\$0 []\$0 []\$0
	[]\$0	[]\$0
Column Totals Total Payments Listed (column totals added)	[x] \$715,000 [x] \$9,940,000	[x] \$9,225,000

D. FEDERAL SIGNATURE

The issuer has duly caused this notice to be signed by the undersigned duly authorized person. If this notice is filed under Rule 505, the following signature constitutes an undertaking by the issuer to furnish to the U.S. Securities and Exchange Commission, upon written request of its staff, the information furnished by the issuer to any non-accredited investor pursuant to paragraph (b)(2) of Rule 502.

Issuer (Print or Type) Iowa Equity Fund I, L.P.	Signature Date 02/14/03
Name of Signer (Print or Type) By: lowa Equity Fund, L.L.C., its general partner By: Midwest Housing Equity Group, Inc., sole member By James K. Rieker	Title of Signer (Print or Type) President

ATTENTION

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

E. STATE SIGNATURE

- 2. The undersigned issuer hereby undertakes to furnish to any state administrator of any state in which this notice is filed, a notice on Form D (17 CFR 239,500) at such times as required by state law.
- 3. The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, information furnished by the issuer to offerees.
- 4. The undersigned issuer represents that the issuer is familiar with the conditions that must be satisfied to be entitled to the Uniform limited Offering Exemption (ULOE) of the state in which this notice is filed and understands that the issuer claiming the availability of this exemption has the burden of establishing that these conditions have been satisfied.

The issuer has read this notification and knows the contents to be true and has duly caused this notice to be signed on its behalf by the undersigned duly authorized person.

Issuer (Print or Type)
Iowa Equity Fund I, L.P.

Name of Signer (Print or Type)
By: Iowa Equity Fund, L.L.C., its general partner
By: Midwest Housing Equity Group, Inc., sole member
James Rieker

Instruction:

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

APPENDIX

1	Intend to non-ad investors	to sell ccredited s in State -ltem 1)	3 Type of security and aggregate offering price offered in state (Part C-Item 1)		Type of in ount purcl (Part C	5 Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)			
State	Yes	No		Number of Accredited Investors		Number of Non- Accredited Investors	Amount	Yes	No
AL		х	N/A \$0	0	\$0	0	\$0		X
AK		Х	N/A \$0	0	\$0	O	\$0		Х
AZ		х	N/A \$0	0	\$0	0	\$0		Х
AR		х	N/A \$0	0	\$0	0	\$0		X
CA		х	N/A \$0	0	\$0	0	\$0		X
со		X	N/A \$0	0	\$0	О	\$0		Х
СТ		Х	N/A \$0	0	\$0	0	\$0		Х
DE		Х	N/A \$0	0 -	\$0	0	\$0		Х
DC		Х	N/A \$0	0	\$0	0	\$0		Х
FL		Х	N/A \$0	0	\$0	0	\$0		Х
GA		Х	N/A \$0	0	\$0	0	\$0		Х
НІ		Х	N/A \$0	0	\$0	0	\$0		X
ID		Х	N/A \$0	0	\$0	0	\$0		Х
IL		Х	N/A \$0	0	\$0	0	\$ 0		Х
IN		Х	N/A \$0	0	\$0	0	\$0		X
IA		Х	\$100,000	Unknown	\$0	0	\$0		X
KS		Х	N/A \$0	0	\$0	0	\$0		

KY	×	N/A \$0	0	\$ 0	0	\$0	Х
LA	X	N/A \$0	0	\$0	0	\$0	Х
МЕ	X	N/A \$0	0	\$0	0	\$0	Х
MD	X	N/A \$0	0	\$0	0	\$0	X
МА	X	N/A \$0	0	\$0	0	\$0	Х
МІ	X	N/A \$0	0	\$0	0	\$0	Х
MN	X	N/A \$0	0	\$0	0	\$0	Х
мѕ	×	N/A \$0	0	\$0	0	\$0	Х
МО	X	N/A \$0	0	\$0 ·	0	\$0	Х
МТ	X	N/A \$0	0	\$0	0	\$0	Х
NE	X	N/A \$0	0	\$0	0	\$0	X
ΝV	X	N/A \$0	0	\$0	0	\$0	Х
NH	X	N/A \$0	0	\$0	0	\$0	X
NJ	×	N/A \$0	0	\$0	0	\$0	Х
NM	X	N/A \$0	0	\$0	0	\$0	X
NY	X	N/A \$0	0	\$0	0	\$0	Х
NC	Х	N/A \$0	0	\$0	0	\$0	X
ND	x	N/A \$0	0	\$0	0	\$0	Х
ОН	. X	N/A \$0	0	\$0	0	\$0	Х
ок	X	N/A \$0	0	\$0	0	\$0	X
OR	X	N/A \$0	0	\$0	0	\$0	Х
.PA	X	N/A \$0	0	\$0	0	\$0	Х
RI	×	N/A \$0	0	\$0	0	\$0	X
sc	X	N/A \$0	0	\$0	0	\$0	X
SD	X	N/A \$0	0	\$0	0 -	\$0	X

TN	X	N/A \$0	0	\$0	0	\$0		Х
TX	X	N/A \$0	0	\$0	0	\$0		Х
UT	×	N/A \$0	0	\$0	0	\$0		Х
VΤ	×	N/A \$0	0	\$ 0	0	\$0		Х
VA	×	N/A \$0	0	\$0	0	\$0	·	Х
WA	×	N/A \$0	0	\$0	0	\$0		Х
w	×	N/A \$0	0	\$0	0	\$0		Х
WI	X	N/A \$0	0	\$ 0	0	\$0		Х
WY	×	N/A \$0	0	\$0	0	\$0		Х
PR	X	N/A \$0	0	\$0	0	\$0		Х

http://www.sec.gov/divisions/corpfin/forms/d.htm Last update: 08/27/1999